

PLAT NO: 030391

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR #1523

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, V.F.A. ASSOCIATES, LTD., IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

V.F.A. ASSOCIATES, LTD (OWNER) - ISRAEL FOGEL (PRESIDENT)

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGEL (PRESIDENT), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF  
**PROMONTORY POINTE  
P.U.D., UNIT 4**

BEING A 24.862 ACRE TRACT SITUATED IN THE CITY OF SAN ANTONIO, N.C.B. 19216, AND BEING A PORTION OF THAT 59.312 ACRE TRACT 1 DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 5748 AT PAGES 1405-1413 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

- CITY PUBLIC SERVICE**
- 1.) The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and Right-of-Way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhead Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over Grantor's adjacent land, the right to relocate said facilities within said easement and Right-of-Way areas, and the right to remove from said lands all trees or parts thereof, of other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.
  - 2.) Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes.
  - 3.) This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
  - 4.) Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
  - 5.) Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

**EDWARDS AQUIFER NOTES:**

- 1.) THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION, OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNLESS AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC SECTION 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

THIS PLAT OF \_\_\_\_\_ PROMONTORY POINTE P.U.D., UNIT 4 \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 19 \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

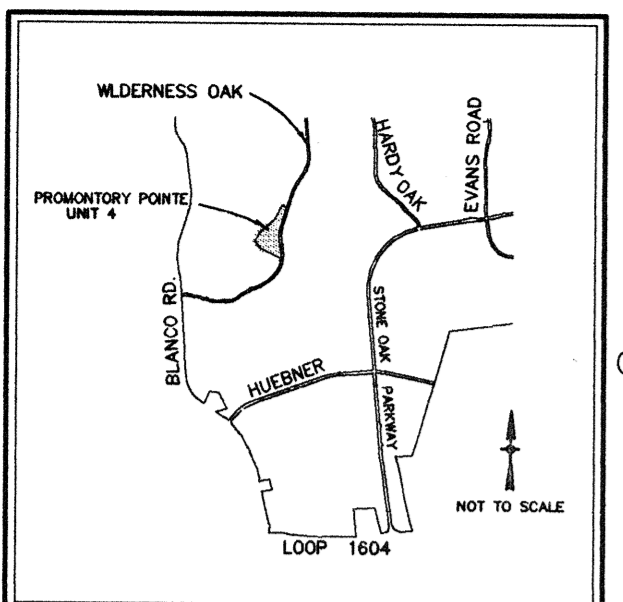
I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS.

BY: \_\_\_\_\_ DEPUTY

DEVELOPER/OWNER:  
VFA ASSOCIATES, LTD  
8000 IH-10 WEST, SUITE 700  
SAN ANTONIO, TEXAS 78230

HALLENBERGER  
ENGINEERING, L.C.  
CONSULTING ENGINEERS & SURVEYORS  
PHONE: (210) 348-6571  
FAX: (210) 349-1549  
WWW.Hallenberger-Engineering.com  
206 E. RAMSEY  
SAN ANTONIO, TEXAS 78216

JOB NO: 03-115 SHEET NO: 01 OF 02 DATE: JULY 10, 2003 FILE: 03-115PLT1.DWG

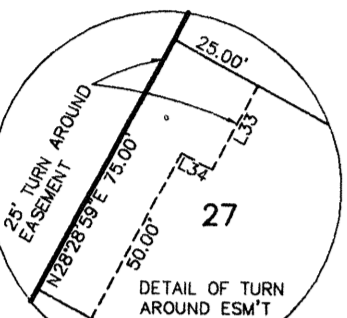
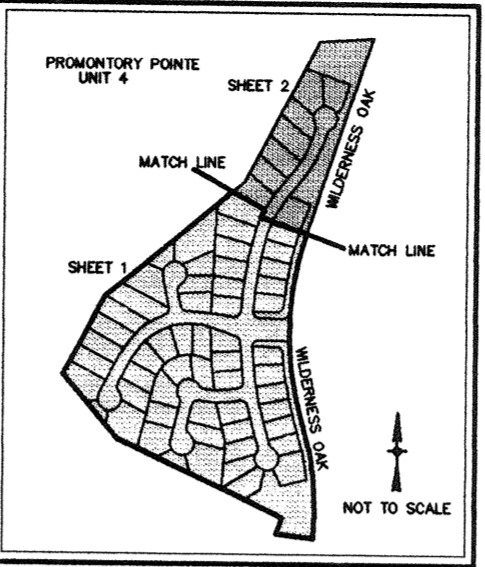


CITY OF  
SAN ANTONIO  
236.273 AC.  
VOL. 8923, PG. 1935

SCALE: 1" = 100'  
0' 100' 200' 300'

NAD '83 VALUE  
N: 13781589.71  
E: 2124862.99

DETAIL "E"



DETAIL OF TURN  
AROUND ESMT

SEE DETAIL "E"

SEE DETAIL "A"

SEE DETAIL "B"

SEE DETAIL "C"

SEE DETAIL "D"

SEE DETAIL "E"

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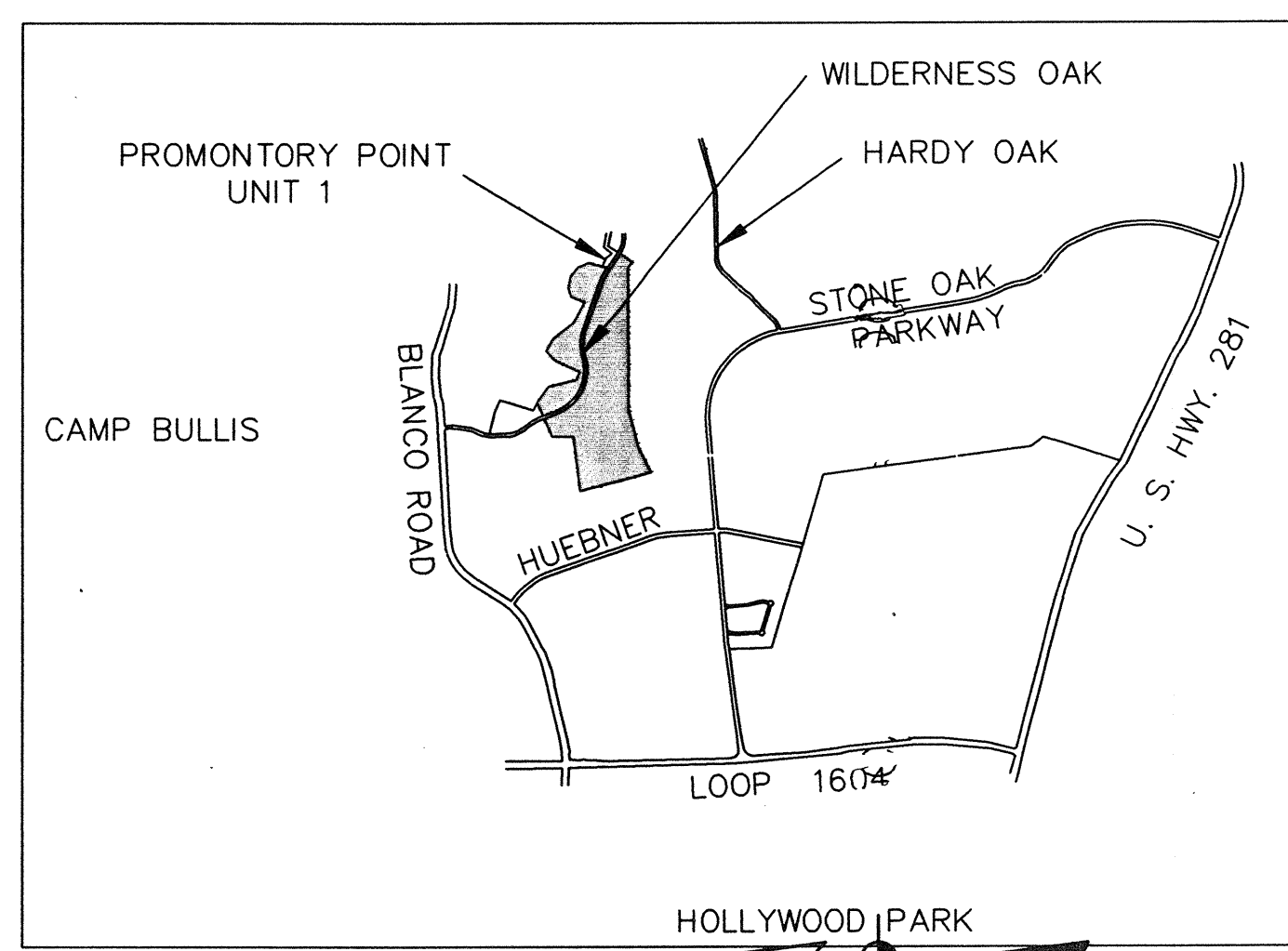
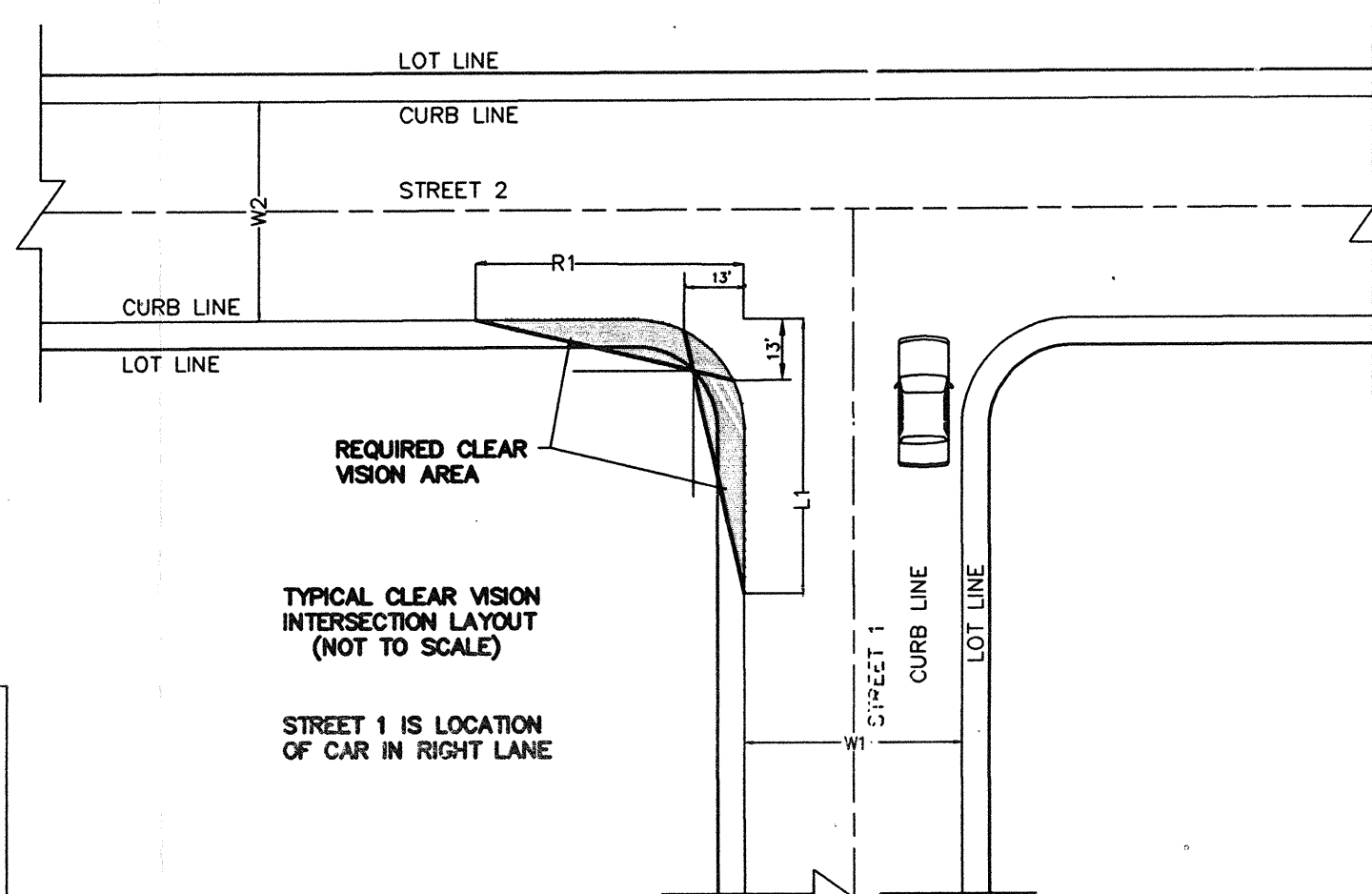
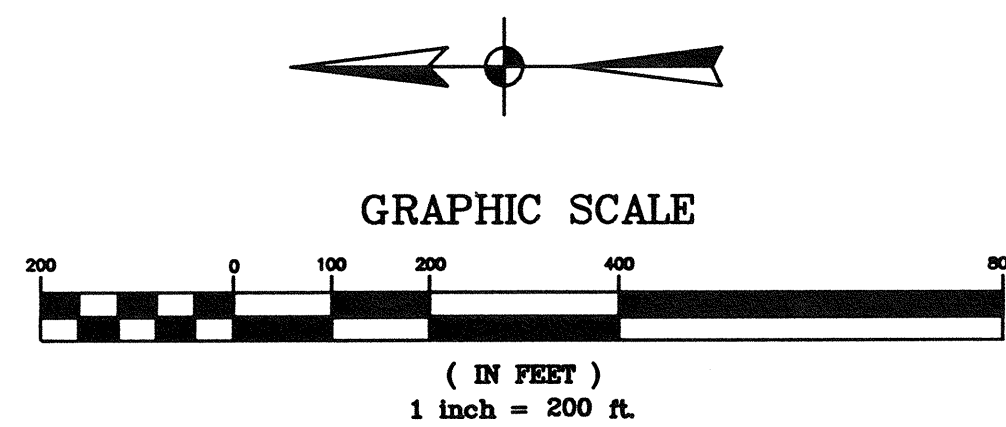
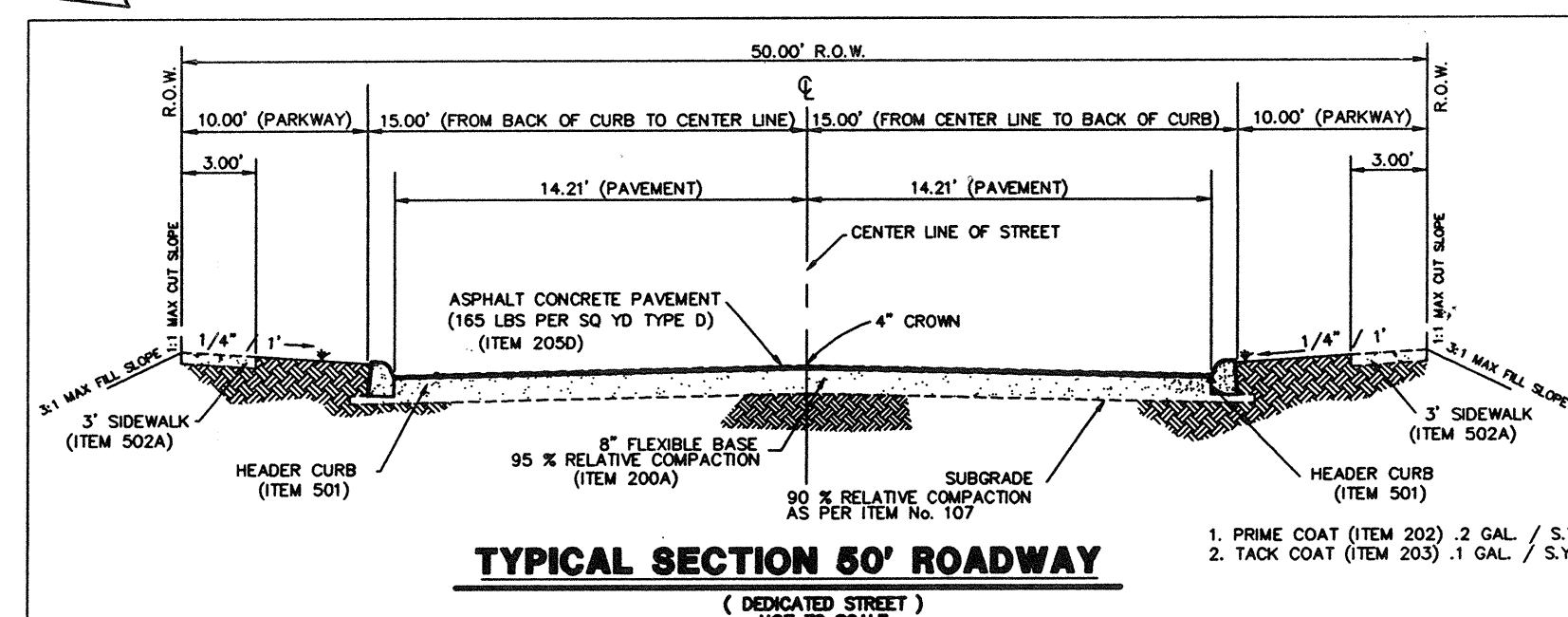


TABLE C											
DENSITY TABLE											
	UNIT 1A	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	TOTAL
AREA OF PUD (AC)	10.13	30.90	18.43	27.81	22.94	23.85	17.93	17.69	64.19	19.84	253.71
DWELLING UNITS (EA)	44	117	52	85	60	80	49	51	201	28	770
DENSITY (UNITS/ACRE)	4.3	3.8	2.8	3.1	2.6	3.4	2.7	2.9	3.1	1.4	3.0



NOTE:  
UNITS 1A, 1, 3, 5, 7, AND 9 WILL NOT HAVE  
PRIVATE STREETS AND THE STREETS WILL BE  
DEDICATED TO THE CITY OF SAN ANTONIO  
FOR MAINTENANCE.



CLEAR VISION CALCULATIONS			
TYPICAL 40' X 62' INTERSECTION (W1 = 40')			NOTE
TWO WAY - EQUATION D $R1 = 0.65x(SD1) - (W1/2 + KD)$			
	ISD2:	500 LF	
	W1:	40 LF	
	KD:	2	
	R1:	303 LF	
CURB LENGTH = R1			
TWO WAY - EQUATION A $L1 = 13x(SD1)/(1/3 + (W1/2) + KA) -$			
	ISD1:	300 LF	
	W1:	40 LF	
	KA:	7	
	L1:	94 LF	
CURB LENGTH = L1			
TYPICAL 40' X 62' INTERSECTION (W1 = 62')			
TWO WAY - EQUATION D $R1 = 0.65x(SD2) - (W1/2 + KD)$			
	ISD2:	300 LF	
	W1:	62 LF	
	KD:	-5	
	R1:	169 LF	
CURB LENGTH = R1			
TWO WAY - EQUATION A $L1 = 13x(SD1)/(1/3 + (W1/2) + KA) -$			
	ISD1:	500 LF	
	W1:	62 LF	
	KA:	9	
	L1:	144 LF	
CURB LENGTH = L1			

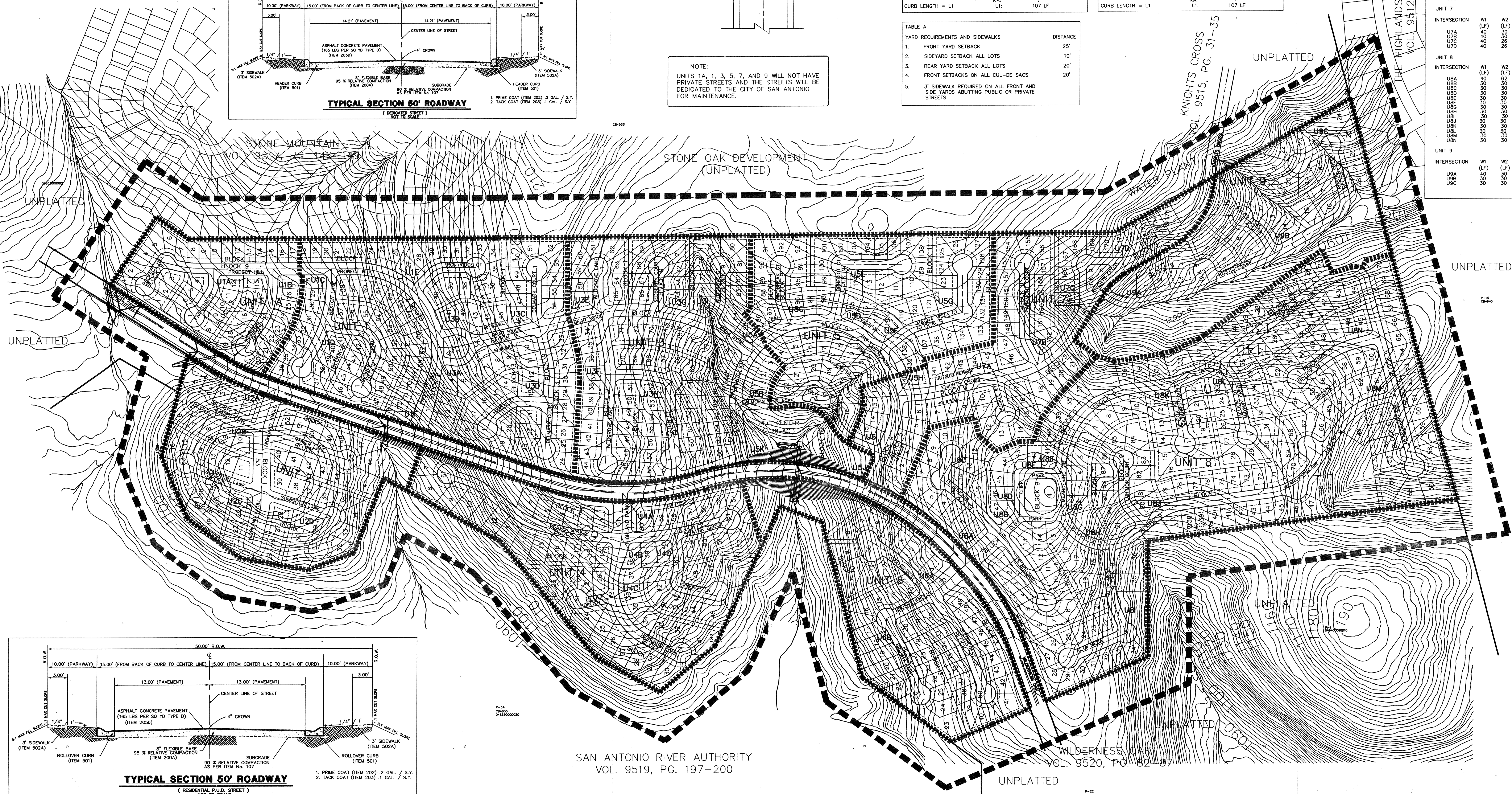
CLEAR VISION CALCULATIONS			NOTE
TYPICAL 26' X 40' INTERSECTION			
ONE WAY - EQUATION C	$R1 = 0.65 \times (SD2) - 2$		
	ISD2:	300 LF	
CURB LENGTH = R1	R1:	193 LF	
ONE WAY - EQUATION B	$L1 = 0.65 (SD1) - 4$		
	ISD1:	300 LF	
CURB LENGTH = L1	L1:	191 LF	

CLEAR VISION CALCULATIONS			
TYPICAL 40' X 30' INTERSECTION (W = 40')			NOTE
TWO WAY - EQUATION D	$RT = 0.65(SD2) - (W/2 + KD)$		
	ISD2:	300 LF	
	WI:	40 LF	
	KD:	2	
	RT:	173 LF	
CURB LENGTH = RT			
TWO WAY - EQUATION A	$L1 = 13x(ISD1)/(1/3 + (W/2) + KA) -$		
	ISD1:	300 LF	
	WI:	40 LF	
	KA:	7	
	L1:	94 LF	
CURB LENGTH = L1			
TYPICAL 44 X 30' INTERSECTION (W = 30')			
TWO WAY - EQUATION D	$RT = 0.65(SD2) - (W/2 + KD)$		
	ISD2:	300 LF	
	WI:	30 LF	
	KD:	2	
	RT:	178 LF	
CURB LENGTH = RT			
TWO WAY - EQUATION A	$L1 = 13x(ISD1)/(1/3 + (W/2) + KA) -$		
	ISD1:	300 LF	
	WI:	30 LF	
	KA:	7	
	L1:	107 LF	
CURB LENGTH = L1			

CLEAR VISION CALCULATIONS			NOTE
TYPICAL 22' X 40' INTERSECTION			
ONE WAY - EQUATION C	$R1 = 0.65 \times (ISD2) - 2$		
	ISD2:	300 LF	
CURB LENGTH = R1	R1:	193 LF	
ONE WAY - EQUATION B			
	$L1 = 0.65 \times (ISD1) - 4$		
	ISD1:	300 LF	
CURB LENGTH = L1	L1:	191 LF	

CLEAR VISION CALCULATIONS		
TYPICAL 30' X 30' INTERSECTION		NOTE
TWO WAY - EQUATION D	$R1 = 0.65x(ISO2) - (W1/2 + KD)$	
	ISO2: 300 LF	
	W1: 30 LF	
	KD: 2	
CURB LENGTH = R1	R1: 178 LF	
TWO WAY - EQUATION A	$L1 = 13x(ISO1)/13 + (W1/2 + KA) -$	
	ISO1: 30 LF	
	W1: 30 LF	
	KA: 7	
CURB LENGTH = L1	L1: 107 LF	

YARD REQUIREMENTS AND SIDEWALKS	DISTANCE
1. FRONT YARD SETBACK	25'
2. SIDEYARD SETBACK ALL LOTS	10'
3. REAR YARD SETBACK ALL LOTS	20'
4. FRONT SETBACKS ON ALL CUL-DE SACS	20'
5. 3' SIDEWALK REQUIRED ON ALL FRONT AND SIDE YARDS ABUTTING PUBLIC OR PRIVATE STREETS.	



SAN ANTONIO RIVER AUTHORITY  
VOL. 9519, PG. 197-200

**APPROVED BY PLANNING: NOV 14, 1994**

VRP# 03-07-088

JOB No.  
**93728**

**HALLENBERGER  
ENGINEERING**  
ENGINEERS  
PLANNERS  
SURVEYORS

DATE: FEB., 1994  
DESIGNED BY: C.R.H.  
DRAWN BY: S.D.A.  
CHECKED BY: C.R.H.  
SCALE: 1"=200'

[illegible][illegible][illegible]

**PUD**

# AK II

## THE OASIS FOR DEVELOPMENT

## STON

# AT IDENTIA

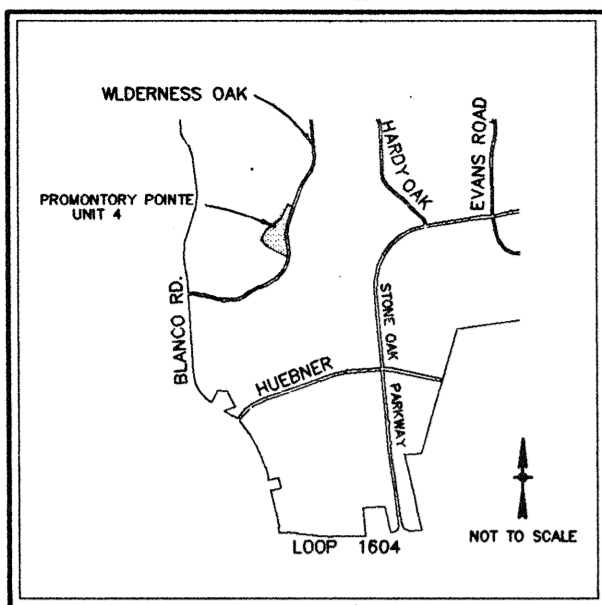
# CONTINENTAL

## RY POLYMER

## CONTENTS

## PROMO

PLAN SHEET  
SHEET \_\_\_\_ OF \_\_\_\_



## LOCATION MAP

### GENERAL PLATTING NOTES:

- 1) 1/2" IRON RODS SET AT ALL LOT CORNERS.
- 2) THE TEXAS STATE PLANE COORDINATES FOR SOUTH CENTRAL ZONE WERE ADJUSTED TO NAD-83 (NORTH AMERICAN DATUM 1983).
- 3) E.C.T.V. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.
- 4) B.S.L. = BUILDING SETBACK LINE.
- 5) 5' SIDE B.S.L. ON ALL LOTS UNLESS OTHERWISE NOTED.
- 6) BASES OF BEARING WILDERNESS OAK VOL. 9820, PGS. 82-87 PR.
- 7) LOT 82 (1.585 AC.), LOT 83 (0.140 AC.), LOT 84 (0.075 AC.), LOT 85 (0.162 AC.), AND LOT 86 (1.897 AC.) ARE OPEN SPACE LOTS.
- 8) LOT 81 (4.365 AC.) IS A PRIVATE STREET. ALL PRIVATE STREETS ARE ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER, AND SANITARY SEWER EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF THESE UTILITIES. PRIVATE STREETS ARE ALSO POSTAL EASEMENTS.

### CITY OF SAN ANTONIO NOTES:

- 1) DRAINAGE EASEMENT NOTES:  
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER CRANTON'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID EASEMENT.
- 2) THE MAINTENANCE OF ALL PRIVATE DRAINAGE EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION PLAT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITIES OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY, TEXAS.
- 3) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- 4) UDC STREETScape TREE REQUIREMENTS (SEC. 35-512) IS TO BE COMPLIED WITH AT TIME OF BUILDING PERMIT.
- 5) THIS PLAT IS PARTICIPATING IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM FOR A USABLE ACRE OF 21.022 ACRES.

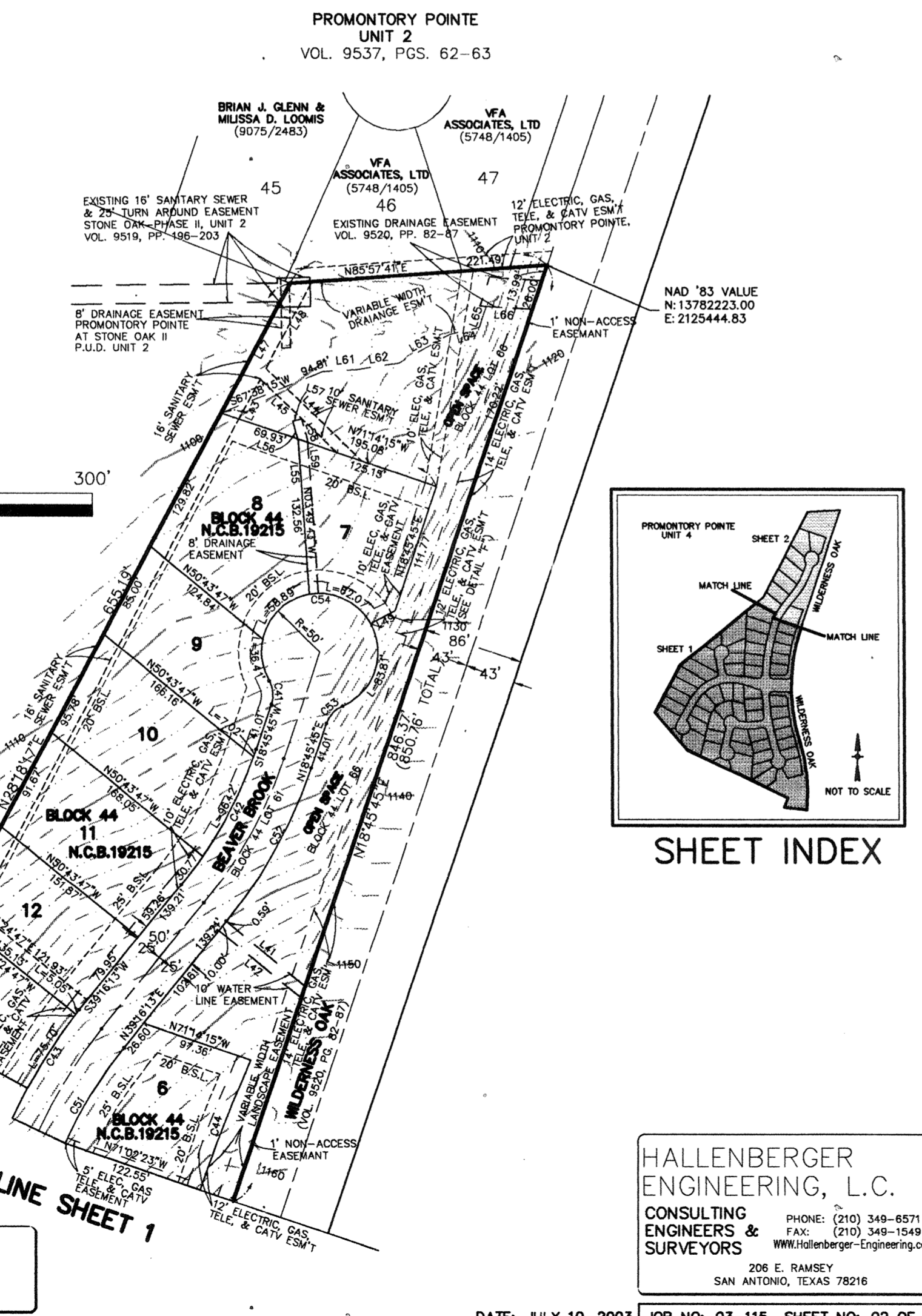
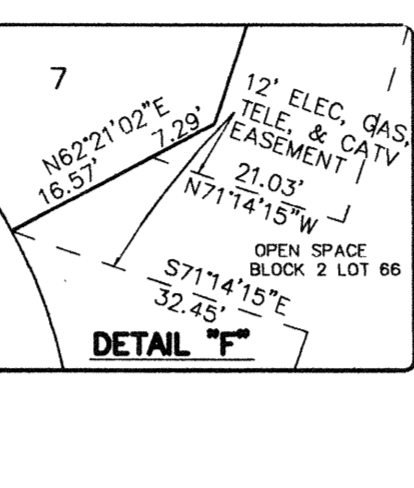
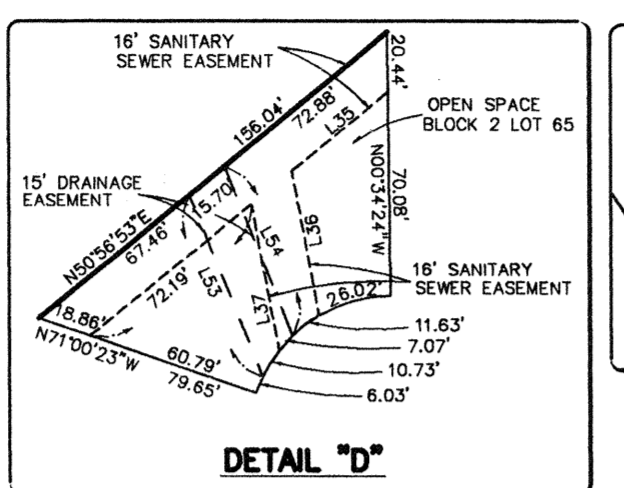
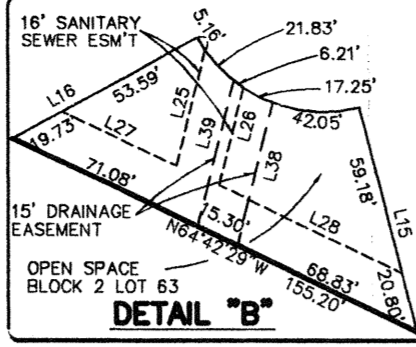
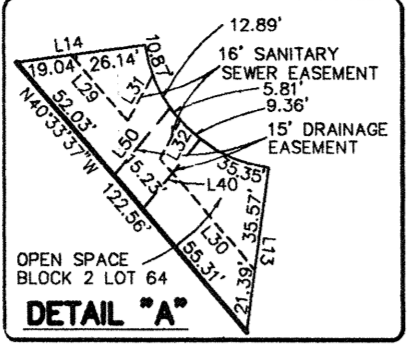
### SAN ANTONIO WATER SYSTEM NOTES:

- 1) WASTEWATER EDU'S NOTES:  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.
- 2) IMPACT FEE PAYMENT NOTE:  
WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
- 3) DEDICATED SANITARY SEWER NOTES: THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION AND THE SEWERAGE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	241.15'	44.73'	66.69'	N76°18'37"E	276°20'19"
C2	25.00'	120.58'	22.36'	33.35'	S38°31'11"E	138°56'38"
C3	25.00'	21.77'	10.27'	21.09'	N09°31'54"E	49°53'41"
C4	1002.00'	31.25'	15.53'	31.25'	N16°08'28"W	01°47'13"
C5	952.00'	28.90'	14.31'	28.90'	N16°08'28"W	01°37'08"
C6	1398.00'	358.06'	180.01'	357.08'	N09°41'51"W	14°40'28"
C7	1448.00'	130.39'	65.24'	130.35'	N14°27'18"W	05°59'54"
C8	25.00'	38.01'	19.78'	34.44'	N52°24'58"W	87°54'53"
C9	25.00'	38.85'	24.58'	35.09'	N36°31'48"E	89°01'59"
C10	1448.00'	161.32'	80.74'	161.23'	N04°47'34"W	05°22'59"
C11	25.00'	42.08'	21.89'	37.27'	N45°26'00"E	07°58'13"
C12	25.00'	32.74'	19.19'	30.45'	N39°07'04"W	75°02'00"
C13	25.00'	40.55'	26.31'	36.25'	S43°01'32"E	92°55'21"
C14	25.00'	38.63'	19.58'	36.61'	N48°41'51"E	89°49'03"
C15	1398.00'	323.80'	162.63'	323.08'	N10°04'15"E	13°16'14"
C16	1448.00'	338.08'	169.61'	337.31'	S10°01'03"W	13°22'38"
C17	176.00'	51.43'	25.81'	51.43'	N20°38'19"E	07°58'13"
C18	425.00'	87.22'	43.76'	87.07'	N22°35'08"E	11°45'32"
C19	25.00'	37.89'	23.66'	34.37'	N47°05'44"E	86°50'07"
C20	25.00'	37.89'	23.66'	34.37'	S48°04'09"E	86°50'07"
C21	600.00'	36.79'	18.40'	36.79'	N87°43'48"W	03°30'49"
C22	1200.00'	130.26'	65.19'	130.19'	N82°44'38"W	06°19'10"
C23	600.00'	83.54'	45.87'	83.45'	N72°10'05"W	08°55'58"
C24	325.00'	71.82'	36.06'	71.68'	S85°57'56"E	12°39'44"
C25	25.00'	35.99'	21.85'	32.73'	S51°24'12"E	81°47'12"
C26	25.00'	30.77'	17.68'	28.87'	N24°52'16"E	70°31'44"
C27	50.00'	218.63'	70.71'	81.65'	S85°14'44"E	250°31'44"
C28	25.00'	35.69'	21.85'	32.73'	S30°23'01"W	81°47'12"
C29	275.00'	492.28'	246.81'	367.98'	N70°23'21"E	83°48'52"
C30	325.00'	242.74'	127.35'	237.14'	S49°52'48"W	42°47'38"
C31	25.00'	35.77'	17.68'	28.87'	S08°46'53"E	70°31'44"
C32	50.00'	218.63'	70.71'	81.65'	S85°14'44"E	250°31'44"
C33	300.00'	106.88'	54.01'	106.32'	N88°45'00"W	20°24'48"
C34	350.00'	131.04'	66.30'	130.28'	S88°13'51"E	21°27'08"
C35	15.00'	14.92'	8.15'	14.92'	S50°02'23"E	57°00'00"
C36	25.00'	38.66'	24.40'	34.92'	N58°11'41"E	88°38'02"
C37	50.00'	171.56'	342.98'	98.35'	N60°10'08"E	186°35'22"
C38	15.00'	13.62'	7.86'	13.10'	S10°02'56"E	57°00'12"
C39	25.00'	30.77'	17.68'	28.87'	N21°22'12"W	70°31'44"
C40	50.00'	218.63'	70.71'	81.65'	S86°37'48"W	250°31'44"
C41	25.00'	21.03'	11.18'	21.03'	S05°25'56"E	48°11'23"
C42	375.00'	134.22'	67.84'	133.51'	S29°00'59"W	20°30'28"
C43	425.00'	80.15'	40.10'	80.15'	S33°50'04"W	19°48'18"
C44	1273.00'	118.98'	59.52'	118.91'	N21°08'14"E	05°21'15"
C45	1127.00'	217.72'	109.20'	217.38'	N11°30'01"W	11°04'08"
C46	1273.00'	153.11'	80.42'	153.11'	S10°10'51"E	13°43'00"
C47	1273.00'	324.80'	163.28'	323.52'	S11°39'04"W	14°37'07"
C48	1157.00'	468.76'	237.64'	465.58'	N05°25'43"W	23°22'48"
C49	50.00'	34.95'	18.22'	34.95'	S81°23'23"W	40°03'09"
C50	1243.00'	776.82'	401.45'	784.05'	S00°51'49"W	35°47'53"
C51	375.00'	86.21'	46.37'	85.94'	N31°58'14"E	14°41'58"
C52	425.00'	152.12'	76.88'	151.21'	N29°00'59"E	20°30'28"
C53	25.00'	21.03'	11.18'	21.03'	N42°51'26"E	48°11'24"
C54	50.00'	241.19'	44.72'	66.67'	N71°14'15"W	276°22'48"

DEVELOPER/OWNER:  
VFA ASSOCIATES, LTD.  
8000 IH-10 WEST, SUITE 700  
SAN ANTONIO, TEXAS 78230

LINE	DIRECTION	DISTANCE
L1	N17°02'05"W	18.29'
L2	S17°02'05"E	18.29'
L3	N16°42'22"E	3.57'
L4	N16°42'22"E	3.57'
L5	N10°30'36"W	12.97'
L6	S22°42'52"W	29.36'
L7	S17°02'05"E	18.29'
L8	S18°45'45"W	4.39'
L9	N04°31'19"E	12.13'
L10	N07°44'55"E	21.89'
L11	S46°13'20"E	21.89'
L12	N17°02'05"W	18.28'
L13	N07°51'04"E	56.96'
L14	N02°14'40"E	45.18'
L15	N14°24'44"W	79.98'
L16	N01°08'57"E	73.32'
L17	N22°42'52"E	26.65'
L18	S84°42'29"E	115.81'
L19	N10°04'17"E	167.12'
L20	S10°04'17"E	66.00'
L21	S10°04'17"E	101.53'
L22	N58°08'09"E	29.07'
L23	N58°08'09"E	32.57'
L24	N58°08'09"E	32.57'
L25	N13°53'40"E	41.47'
L26	N13°53'40"E	39.24'
L27	S84°42'29"E	43.89'
L28	S84°42'29"E	70.16'
L29	S40°33'37"E	30.43'
L30	S40°33'37"E	50.49'
L31	N28°28'59"E	18.33'
L32	N28°28'59"E	15.00'
L33	S28°28'59"W	25.00'
L34	N01°31'01"W	5.00'
L35	S05°58'53"W	42.84'
L36	S10°30'36"W	50.74'
L37	N10°30'36"W	51.48'
L38	S13°53'40"W	51.18'
L39	N13°53'40"E	52.36'
L40	S39°27'49"W	31.52'
L41	S02°44'42"E	81.20'
L42	S50°43'47"E	91.44'
L43	S08°10'17"E	38.91'
L44	S46°02'44"E	114.91'
L45	S46°02'44"E	90.15'
L47	N28°18'17"E	126.12'
L48	S28°18'17"W	92.64'
L49	N62°10'02"E	23.86'
L50	N39°27'49"E	30.70'
L51	S50°58'53"W	27.05'
L52	S61°31'01"E	9.74'
L53	N71°51'56"E	67.73'
L54	S21°51'56"E	62.98'
L55	N03°49'43"W	130.47'
L56	N15°52'59"W	18.11'
L57	N74°05'21"E	8.00'
L58	S15°54'39"E	18.96'
L59	N00°34'43"E	131.08'
L60	S83°57'49"W	10.00'
L61	S86°50'33"W	28.53'
L62	S81°12'02"W	27.38'
L63	S60°40'14"W	50.21'
L64	S76°40'47"W	26.14'
L65	S18°40'40"W	16.37'
L66	N86°14'15"W	39.73'



## SHEET INDEX

HALLENBERGER  
ENGINEERING, L.C.  
CONSULTING  
ENGINEERS &  
SURVEYORS  
206 E. RAMSEY  
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR #1523

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, V.F.A. ASSOCIATES, LTD., IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

V.F.A. ASSOCIATES, LTD (OWNER) - ISREAL FOGEL (PRESIDENT)

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGEL (PRESIDENT), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_ A.D. 19 \_\_\_\_

NOTARY PUBLIC, BEAR COUNTY, TEXAS

## SUBDIVISION PLAT OF PROMONTORY POINTE P.U.D., UNIT 4

BEING A 24.862 ACRE TRACT SITUATED IN THE CITY OF SAN ANTONIO, N.C.B. 19216, AND BEING A PORTION OF THAT 59.312 ACRE TRACT 1 DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 5748 AT PAGES 1405-1413 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS.

- CITY PUBLIC SERVICE
- 1) The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and Right-of-Way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transform Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; Together with the right of ingress and egress over Cranton's adjacent land, the right to relocate said facilities within said easement and Right-of-Way areas, and the right to remove from said lands all trees or parts thereof, of other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.
  - 2) Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes.
  - 3) This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
  - 4) Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
  - 5) Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

EDWARDS ACQUISITION NOTES:  
1) THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNDER AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPA") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC SECTION 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

THIS PLAT OF PROMONTORY POINTE P.U.D., UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

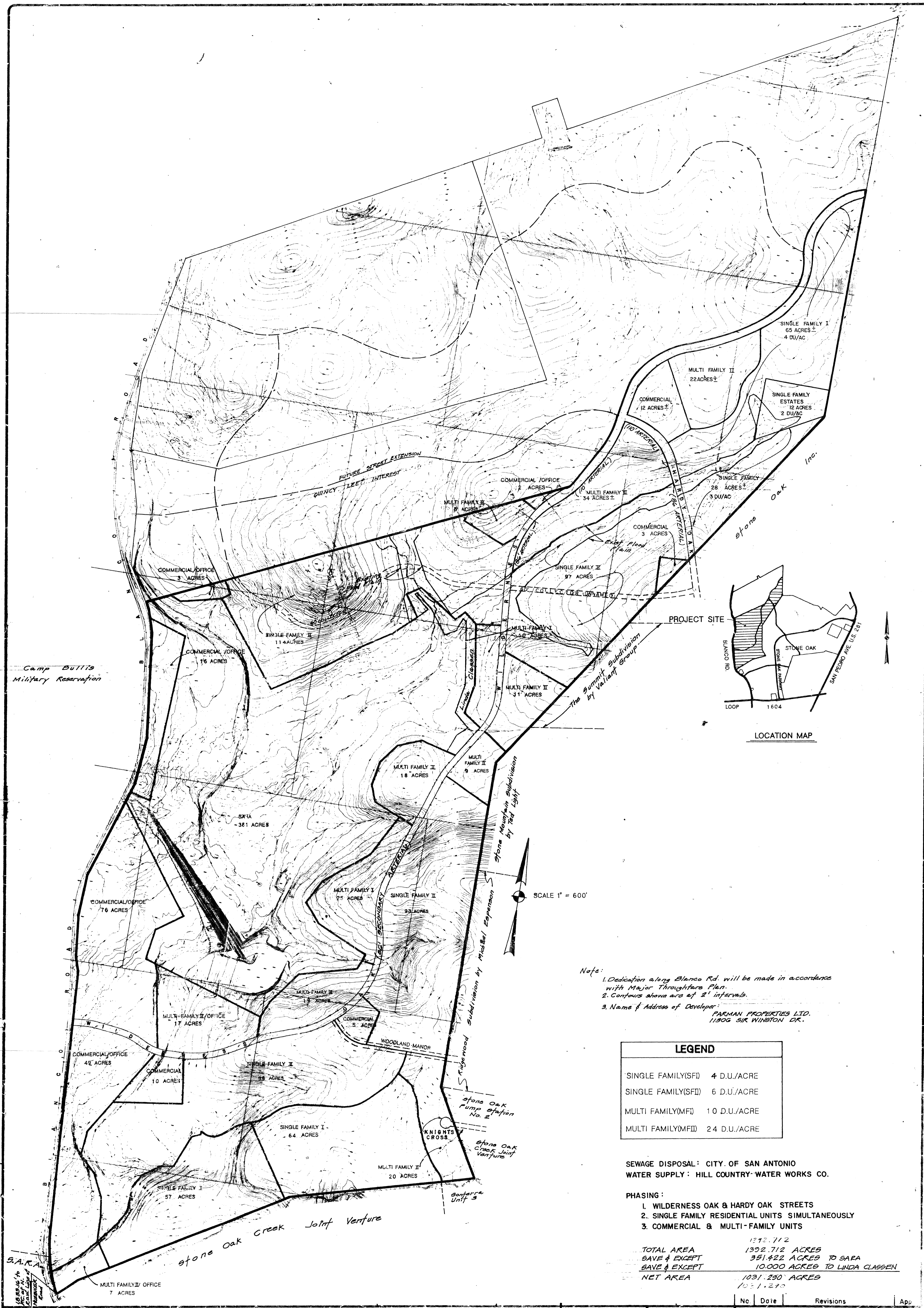
DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 19 \_\_\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF BEAR  
I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_ A.D. \_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_ OF SAID COUNTY, IN BOOK/VOLUME \_\_\_\_ ON PAGE \_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF \_\_\_\_\_, A.D. \_\_\_\_ COUNTY CLERK, BEAR COUNTY, TEXAS.

VRP# 03-07-088



Note:  
1. Dedication along Blanco Rd. will be made in accordance with Major Thoroughfare Plan.  
2. Contours shown are at 2' intervals.  
3. Name & Address of Developer:  
PARMAN PROPERTIES LTD.  
11306 51K WINSTON DR.

LEGEND	
SINGLE FAMILY(SF)	4 D.U./ACRE
SINGLE FAMILY(SF)	6 D.U./ACRE
MULTI FAMILY(MF)	10 D.U./ACRE
MULTI FAMILY(MF)	24 D.U./ACRE

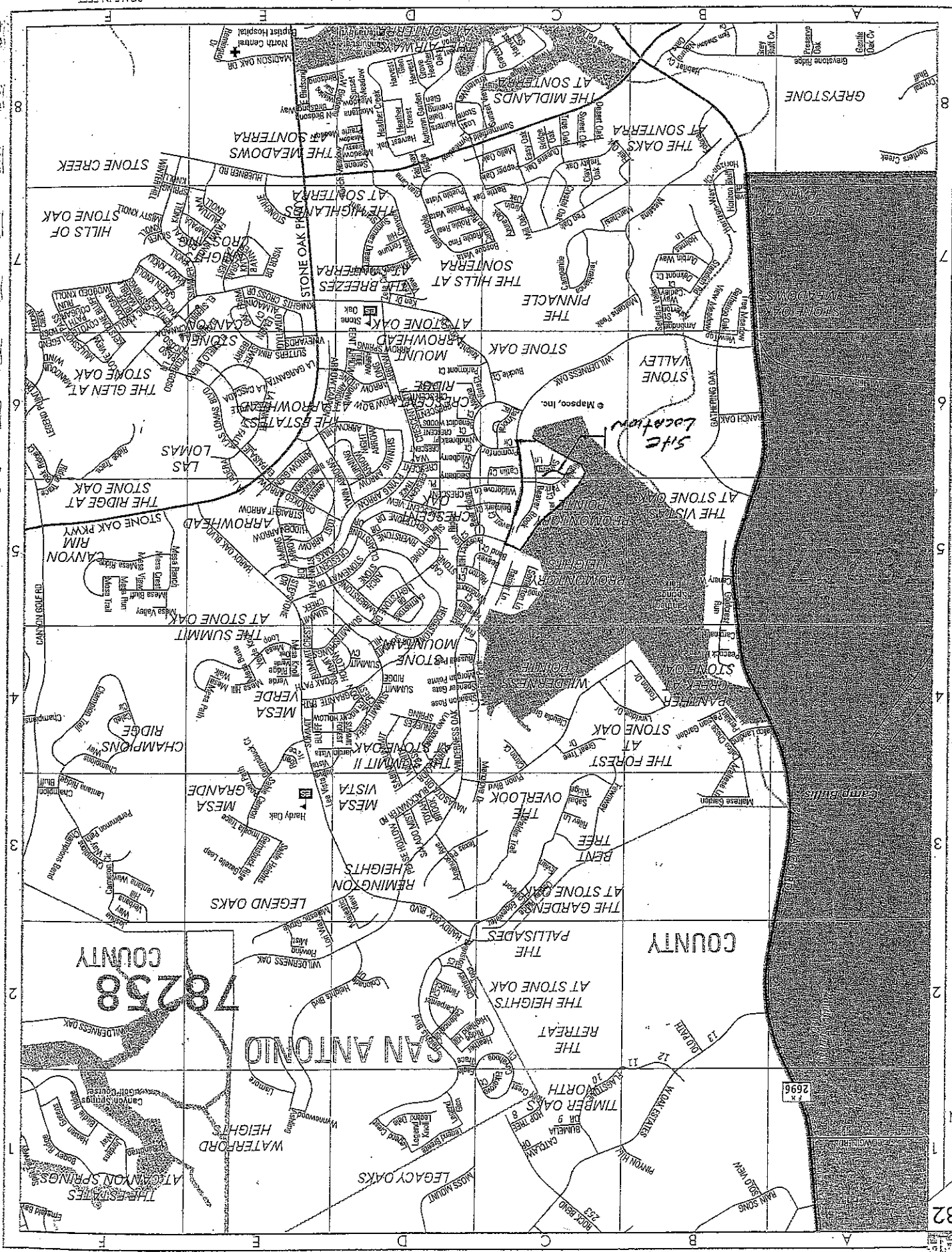
SEWAGE DISPOSAL: CITY OF SAN ANTONIO  
WATER SUPPLY: HILL COUNTRY WATER WORKS CO.

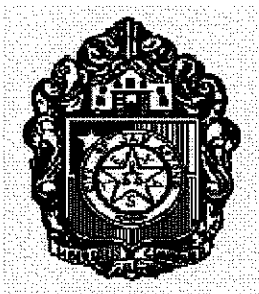
- PHASING:
1. WILDERNESS OAK & HARDY OAK STREETS
  2. SINGLE FAMILY RESIDENTIAL UNITS SIMULTANEOUSLY
  3. COMMERCIAL & MULTI-FAMILY UNITS

TOTAL AREA	1372.712 ACRES
SAVE & EXCEPT	351.422 ACRES TO SARA
SAVE & EXCEPT	10.000 ACRES TO LINDA CLASSEN
NET AREA	1031.290 ACRES

Sheet 4 of 6	STONE OAK II POADP	REVISED: JUNE 5, 1985 REVISED: MAY 22, 1986	Date MAY, 1986 Designed by Drawn by Checked by Scale	HALLENBERGER/ TELFORD INC. Planners Engineers Architects 11322 S.W. WINSTON APO BOX 16337 (512) 349-0571 SAN ANTONIO, TEXAS 78216	5362
		No. Date Revisions App.			

VRP# 03-07-088





# City of San Antonio

## New

## Vested Rights Permit

## APPLICATION

Permit File: # 03-07-088  
Assigned by city staff

Date: 07-14-03

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

*Note: All Applications must have a Site Map showing the Area Boundary (Attached).*

Owner/Agent: VFA Assoc., Ltd. (Israel Fogiel) Phone: (210)344-9200 Fax: (210)344-3137

Address: 8000 IH-10 West, Suite 700 San Antonio, Texas Zip code: 78230

Engineer/Surveyor: Hallenberger Engineering, L.C. Phone: (210)349-6571 Fax: (210)349-1549

Address: 206 E. Rasmey San Antonio, Texas Zip code: 78216

1. Name of Project: Promontory Pointe P.U.D., Unit 4
2. Site location or address of Project: The site is on the south side of Wilderness oak approximately 5600 feet east of Blanco Rd.
3. Council District 9 ETJ No Over Edward's Aquifer Recharge? ☒ yes ☐ no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*  
The purpose of this project is to develop the existing 24.862 acres into a Single Family Residential Planned Unit Development. This PUD will consist of sixty (60) single family lots and six (6) open space lots. The Subdivision will be served by public utilities and private streets.
5. What is the date the applicant claims rights vested for this Project? November 14, 1994
6. What, if any, construction or related actions have taken place on the property since that date? The only related action taken place since the above mentioned date was the plat had been submitted to all certifying/reviewing agencies in 1994. The plat did not go before the Planning Commission nor was the project was not completed.

Permit File # \_\_\_\_\_

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: Development Rights Date of Application: \_\_\_\_\_  
Permit Number: 95 Date issued: 6/1/1986  
Expiration Date: 09-01-2007 Acreage: 1662

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)\*

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP acceptance date.

Name: Promontory Pointe # 409

Date accepted: 11/14/1994 Expiration Date: 5/5/1996 MDP Size: 253 acres

• **P.U.D. PLAN**

Name: Promontory Pointe At Stone Oak II # 95-004

Date accepted: 11/30/1994

• **Plat Application**

Plat Name: Promontory Pointe PUD, Unit 4 Plat # 030391 Acreage: 24.862

Date submitted: 6/10/2003 Expiration Date: 6/9/2004

*(Note: Plat must be approved within 18 months of application submittal date).*

• **Approved Plat**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Approval Date: \_\_\_\_\_ Plat recording Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Vol./Pg. \_\_\_\_\_

*(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).*

• **Other**

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

Permit File # 03-07-088

I hereby certify that all information in this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: ISRAEL FOGIEL Signature: [Signature] Date: 7/24/03

Sworn to and subscribed before me by ISRAEL FOGIEL on this 24<sup>TH</sup> day of JULY in the year 2003, to certify which witness my hand and seal of office.



[Signature]  
Notary Public, State of Texas

City of San Antonio use

Permit File: # 03-07-088 As of  
Assigned by city staff

Date: \_\_\_\_\_

☒ **Approved**

11/14/94  
For Project shown on  
POADP 409

☐ **Disapproved**

Review By: [Signature]  
Assistant City Attorney

Date: Aug 21, 2003

Comments: \_\_\_\_\_

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
03 Aug 26 PM 1:47

HALLENBERGER ENGINEERING, L.C.

Consulting Engineers & Surveyors

206 E. Ramsey, San Antonio, Texas 78216

(210) 349-6571 FAX: (210) 349-1549

www.hallenberger-engineering.com

TO: COSA Planning Department

Date: 7-14-03

1901 S. Alamo

Proj. No.: Plat # 030391

Attn: Michael Herrera 2<sup>nd</sup> Flr.

Re: Premontory Pointe  
Unit 4 - Vested Rights

☒ WE ARE SENDING YOU

☐ YOU ARE PICKING UP

☐ Attached

☐ Under separate cover via \_\_\_\_\_

NO.	COPIES	DESCRIPTION
1	1	Vested Rights Permit Application
2	2	Location Map
3	2	Premontory Pointe @ Stone Oak II P.U.D.
4	2	Stone Oak II P.O.A.D.P.
5	2	Premontory Pointe P.U.D. Unit 4
6	1	Check \$160.00 Check #1365

THESE ARE TRANSMITTED as checked below:

☐ For your approval

☐ For your use

☐ As requested

☐ For review and comment

☐ For processing

☐ Other: \_\_\_\_\_

REMARKS: \_\_\_\_\_

Sender: XAVIER TORRES

Received by: [Signature]

[www.hallenberger-engineering.com](http://www.hallenberger-engineering.com)

Received by: Mica Kentaria

GUARDIAN® SAFETY

©CLARKE AMERICAN FK

**Broadway National Bank**  
P.O. Box 17001 • San Antonio, Texas 78217 • 210/283-6500

**VFA ASSOCIATES LTD.**  
8000 IH 10 W., SUITE 700 210-344-9200  
SAN ANTONIO, TX 78230-3868

1365

88-2193/1140

PAY  
TO THE  
ORDER OF

City of San Antonio

7/14/03 19

\$ 160.00  
DOLLARS

THIS CHECK IS DELIVERED IN CONNECTION WITH THE FOLLOWING ACCOUNTS:

Frederickson Private Unit 4

VFA # 03-07-088

⑈001365⑈ ⑆114021933⑆⑈001⑈0307831⑈

*[Signature]*